



ERIC GIBSON
INTERIM DIRECTOR

County of San Diego

DEPARTMENT OF PLANNING AND LAND USE

5201 RUFFIN ROAD, SUITE B, SAN DIEGO, CALIFORNIA 92123-1666
INFORMATION (858) 694-2960
TOLL FREE (800) 411-0017

January 25, 2008

TO: All Planning and Sponsor Groups
Other Interested Parties

FROM: Eric Gibson, Interim Director
Department of Planning and Land Use

SUBJECT: Zoning Ordinance Clean-up Amendment
(POD 07-003)

Attached is a draft Zoning Ordinance amendment for your review. The proposed amendment was directed by the Interim Director of the Department of Planning and Land Use and is intended to Clean-up various sections of the Zoning Ordinance. The proposed amendment will revise various regulations including Definitions, Animal Regulations, Height Regulations, Setback Regulations and the Fallbrook Village Regulations. Please see the attached draft Ordinance for the specific standards and limitations.

In order to meet the timeline established by the Director and the Board of Supervisors, the draft ordinance and associated environmental documents are being sent out for a 30-day public review period. **Comments on this proposed amendment are requested by February 29, 2008.** A hearing before the Planning Commission is expected in March and a hearing before the Board of Supervisors is expected in April. Please send your comments or questions to Carl Stiehl at (858) 694-2216 or by e-mail at Carl.Stiehl@sdcounty.ca.gov.

Attachment

(Underline indicates addition)
(~~Strikeout~~ indicates deletion)

DRAFT

ORDINANCE NO. _____ (NEW SERIES)

AN ORDINANCE AMENDING THE ZONING ORDINANCE TO MAKE MISCELLANEOUS MINOR REVISIONS RELATING TO DEFINITIONS, CONVIENCE SALES AND PERSONAL SERVICES, MINI-WAREHOUSES, PACKING AND PROCESSING, VETERINARY HOSPITALS, ANIMAL REGULATIONS, STORY LIMITS, STRUCTURES IN YARDS, ACCESSORY USE REGULATIONS, SPECIAL PURPOSE SIGNS, GATE ENTRY STRUCTURES, DESIGN REVIEW AND PARKING IN FALLBROOK AND TO CLARIFY AND CORRECT VARIOUS MINOR REGULATIONS

The Board of Supervisors of the County of San Diego ordains as follows:

Section 1. The Board of Supervisors declares that the intent of this ordinance is to update the Zoning Ordinance by making the following amendments to add, clarify or correct miscellaneous minor provisions related to the above subjects. The Board finds that these amendments are reasonable and necessary for the public health, safety, convenience, and welfare and are consistent with the General Plan.

Section 2. Section 1110, DEFINITIONS (B) of the San Diego County Zoning Ordinance is hereby amended to add the definition of the term "Building, High Rise" to read as follows:

Building, High Rise: Any buildings over 55 feet in height.

Section 3. Section 1110, DEFINITIONS (C) of the San Diego County Zoning Ordinance is hereby amended to add the definition of "Commercial Vehicle" to read as follows:

Commercial Vehicle: A vehicle of a type required to be registered under the California Vehicle Code and designed, maintained or used for the transportation of persons or property (including material, tools or equipment) for hire, compensation, or profit. Commercial Vehicles include but are not limited to trucks, truck tractors, trailers, semi-trailers, and buses.

Section 4. Section 1110, DEFINITIONS (G) of the San Diego County Zoning Ordinance is hereby amended to revise the term "Guest Living Quarters" to read as follows:

Guest Living Quarters: Living quarters attached to a primary dwelling unit or within an detached accessory building for the sole use of persons employed on the premises or for temporary use by guests of the occupants of premises, ~~which~~ Guest living quarters have neither kitchen facilities nor laundry facilities and are not rented or otherwise used as a separate dwelling. The total floor area of any ~~dwelling constructed as~~ guest living quarters shall not exceed 600 square feet or twenty-five percent (25%) of the square footage of the primary dwelling, whichever is greater.

Section 5. Section 1110, DEFINITIONS (L) of the San Diego County Zoning Ordinance is hereby amended to revise the definitions of the terms "Lot Area, Gross" and "Lot Area, Net" to read as follows:

Lot Area, Gross: The total area of a legally created parcel including:

1. All private streets and other easements (such as open space easements) where the underlying property is held in fee title.
2. The area to the centerline of any abutting Non-Circulation Element Route public street right-of-way, and
3. Only the 30 foot local interest portion of any abutting Circulation Element Route street right-of-way shall be included.
4. The area within any trail easement dedicated pursuant to the County Trails Program.

Lot Area, Net: The gross area of a parcel minus:

1. The area of any street right-of-way,
2. Any fenced flood control or walkway easement. The area within any trail easement dedicated pursuant to the County Trails Program shall not be subtracted from the gross area of a parcel to calculate the Net Lot Area.
3. Irrevocable offers of dedication when the property is within an urban classification of the General Plan; and
4. The area contained in the panhandle of a panhandle lot when the lot is in a zone where the minimum required lot size is 10,000 square feet or less.

Section 6. Section 1110, DEFINITIONS (M) of the San Diego County Zoning Ordinance is hereby amended to read as follows:

Massage Parlor: An establishment where, for any form of consideration, massage, alcohol rub, fomentation, electric or magnetic treatment, or similar treatment or manipulation is administered, unless such treatment or manipulation is administered by a medical practitioner, chiropractor, acupuncturist, physical therapist or similar professional person licensed by the State of California. ~~This definition does not include an athletic club, health club, school, gymnasium, reducing salon, spa or similar establishment where massage or similar manipulation of the human body is offered as an incidental or accessory service.~~

Section 7. Section 1110, DEFINITIONS (P) of the San Diego County Zoning Ordinance is hereby amended to read as follows:

Ponds: (See Aquaculture)

Porte Cochere: A covering over a driveway, (usually circular) or drive that allows a vehicle to continue onto another portion of the site, that provides temporary shelter to persons exiting a vehicle, but not serving as the only covered or enclosed vehicle shelter on-site.

Section 8. Section 1425, ANIMAL SALES AND SERVICES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

1425 ANIMAL SALES AND SERVICES.

Animal Sales and Services refers to establishments or places of business primarily engaged in animal related sales and services. The following are animals sales and services use types:

(a. and b.: no change)

- c. Animal Sales and Services: Horse Stables. Boarding, breeding or raising of horses for commercial purposes. This does not include the non-commercial use of horses owned by the occupants of the premises or the riding of horses by other than the occupants of the premises or their non-paying guests. Typical uses include boarding stables or public stables.

(d. through g.: no change)

Section 9. Section 1460, CONVENIENCE SALES AND PERSONAL SERVICES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

1460 CONVENIENCE SALES AND PERSONAL SERVICES.

The Convenience Sales and Personal Services use type refers to establishments or places of business primarily engaged in the provision of frequently or recurrently needed small personal items or services for residents within the reasonable walking distance. These include various general retail sales and personal services of an appropriate size and scale ~~to meet the above criteria.~~ Typical uses include neighborhood grocery or drug stores. The Convenience Sales and Personal Services use type can include uses permitted by Section 1465 (Eating and Drinking Establishments), 1480 (Food and Beverage Sales), 1510 (Personal Services, General) and 1525 (Retail Sales, General) provided it is administratively determined that they meet the convenience description set forth above, except that the following uses are not allowed:

- a. Any use which includes the serving of alcoholic beverages, except beer and wine, for consumption on the premises:
- b. Any use which includes the provision of live entertainment:
- c. Any use which includes selling goods by auction: or
- d. Any use which includes selling equipment or parts for automobiles, marine craft, aircraft, motor cycles, camper or trailer purposes.

Section 10. Section 1510, PERSONAL SERVICES, GENERAL of the San Diego County Zoning Ordinance is hereby amended to read as follows:

1510 PERSONAL SERVICES, GENERAL.

The Personal Services, General use type refers to establishments primarily engaged in the provision of informational, instructional, personal improvement and similar services of a nonprofessional nature but excludes services classified a Spectator Sports and Entertainment, Participant Sports and Recreation, or Transient Habitation. Typical uses include photography studios, massage parlors, driving schools or reducing salons.

Section 11. Section 1550, WHOLESALING, STORAGE AND DISTRIBUTION of the San Diego County Zoning Ordinance is hereby amended to read as follows:

1550 WHOLESALING, STORAGE AND DISTRIBUTION.

Wholesaling, Storage and Distribution refers to establishments or places of business primarily engaged in wholesaling, storage, distribution and handling of materials and equipment other than live animals and plants. The following are Wholesaling, Storage and Distribution use types:

- a. Wholesaling, Storage and Distribution: Mini-Warehouses. Storage or warehousing service within a building(s) primarily for individuals to store personal effects and by businesses to store material for operation of an industrial or commercial enterprise located elsewhere. (See Section 6909 for regulations applicable to mini-warehouses.)~~Incidental uses in a mini-warehouse may include the repair and maintenance of stored materials by the tenant but in no case may storage spaces in a mini-warehouse facility function as an independent retail, wholesale, business or service use. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 400 square feet and shall not be used for workshops, hobbyshops, manufacturing or similar uses and human occupancy of said spaces shall be limited to that required to transport, arrange, and maintain stored materials. Driveways between mini-warehouse buildings on the same site shall have a minimum width of 24 feet to accommodate the temporary parking of vehicles during loading and unloading operations. In areas where mini-warehouses are permitted upon issuance of a Major Use Permit under the residential use regulations, they may only be located on relatively flat parcels of land of not less than 1 acre and not greater than 5 acres where any portion of such parcels are on the periphery of residential areas impacted by noise levels from adjacent roads in excess of 60 CNEL.~~

~~The Enclosure Regulations to the contrary notwithstanding, open storage of boats and/or recreational vehicles may be permitted as an accessory use in connection with a major use permit for a mini-warehouse.~~

- b. Wholesaling, Storage and Distribution: Light. Wholesaling, storage and warehousing services within enclosed structures. Typical uses include wholesale distributors, storage warehouses or moving and storage firms.
- c. Wholesaling, Storage and Distribution: Heavy. Open air storage, distribution and handling of materials and equipment. Typical uses include monument or stone yards, grain elevators or open storage yards.

Section 12. Section 1735, PACKING AND PROCESSING of the San Diego County Zoning Ordinance is hereby amended to read as follows:

1735 PACKING AND PROCESSING.

Packing and Processing refers to packing and processing of fresh agricultural products and does not include cooking, canning, tanning, rendering and reducing operations which are general industrial uses. Following are categories of Packing and Processing use types:

- a. Packing and Processing: Limited. The customary preparation for market of fresh produce, flowers, feed, fiber, milk, eggs, rabbits, poultry and other similarly sized small or specialty animals raised for human consumption, produced on the same premises as the packing and processing operation. These products shall be considered to be produced

POD 07-003

on the same premises if they are solely grown or produced on land owned or operated by the same person who owns or operates the packing and processing facility.

- b. Packing and Processing: Winery. Crushing of grapes, berries and other fruits and fermentation, storage and bottling of wine from fruit grown on or off the premises. A winery may also include a tasting room and retail outlet as a secondary use.
- c. Packing and Processing: General. The customary preparation for market of fresh produce, flowers, feed, fiber, milk, eggs, rabbits, poultry and other similarly sized small or specialty animals raised for human consumption, produced on premises other than that upon which the packing and processing operation is located.
- d. Packing and Processing: Support. Fabrication, assembly, reconditioning and sale of boxes, cartons, crates and pallets for handling and transporting crops provided this use is secondary to agricultural or horticultural production on the premises.
- e. Packing and Processing: Wholesale Limited Winery. Crushing of grapes, berries and other fruits for the fermentation, storage, bottling and wholesaling of wine from fruit grown on or off the premises, subject to the following criteria.
 - 1. Retail activities, tasting rooms, and/or special events associated with the winery operation are prohibited.
 - 2. The maximum floor area of non-residential structure(s) used to crush, ferment, store and bottle fruit, wine and other products and equipment used in winemaking is limited to 1,000 square feet where the lot is less than one gross acre. A maximum floor area of 1,500 square feet is permitted where the lot is one acre or more but less than 2 acres gross, and 2,000 square feet of floor area is permitted where the lot is 2 to 4 acres gross. An additional 200 square feet of floor area is permitted for each acre over 4 acres, up to a maximum of 5,000 square feet.
 - 3. Up to 75 percent of the fruit used in winemaking may be imported from off the premises while the remainder shall be grown on the premises.
 - 4. Wine production shall be limited to not more than 7,500 gallons annually.

Section 13. Section 2105, USES SUBJECT TO A MAJOR USE PERMIT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2105 USES SUBJECT TO MAJOR USE PERMIT.

The following use types are permitted by the RS, RD, RM, and RV Use Regulations, upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Group Care
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities

POD 07-003

Parking Services
Postal Services
Religious Assembly

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses, RM and RV only (See Section 6300 and Section 6909)

c. Extractive Use Types.

Site Preparation

Section 14. Section 2185, USES SUBJECT TO A MAJOR USE PERMIT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2185 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RR Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Service
Group Care
Law Enforcement Services
Lodge, Fraternal and Civic Assembly
Major Impact Services and Utilities
Parking Services
Postal Services
Religious Assembly

c. Commercial Use Types.

Participant Sports and Recreation: Outdoor
Transient Habitation: Campground (see Section 6450)
Transient Habitation: Resort (see Section 6400)
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

d. Agricultural Use Types.

Packing and Processing: Limited
Packing and Processing: Winery

e. Extractive Use Types.

Mining and Processing (see Section 6550)

Section 15. Section 2265, USES SUBJECT TO A MAJOR USE PERMIT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2265 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the RC Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types.

Administrative Services
Ambulance Services
Community Recreation
Major Impact Services and Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Agricultural Use Types.

Packing and Processing: Winery

d. Extractive Use Types.

Site Preparation

Section 16. Section 2342, PERMITTED USES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2342 PERMITTED USES.

The following use types are permitted by the C34 Use Regulations:

a. Residential Use Types.

Family Residential
Group Residential

b. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Group Care
Law Enforcement Services

POD 07-003

- Lodge, Fraternal and Civic Assembly
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

c. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Automotive and Equipment: Parking
- Automotive and Equipment: Sales/Rentals, Light Equipment (see Section 6800)
- Business Support Services
- Communications Services
- Convenience Sales and Personal Services
- Eating and Drinking Establishments
- Financial, Insurance and Real Estate Services
- Food and Beverage Retail Sales
- Medical Services
- Personal Services, General
- Repair Services, Consumer
- Retail Sales: General
- Retail Sales: Specialty
- Transient Habitation: Lodging

d. Industrial Use Types.

- Custom Manufacturing (see Section 6300)

e. Agricultural Use Types.

- Horticulture (all types)
- Tree Crops
- Row and Field Crops

Section 17. Section 2352, PERMITTED USES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2352 PERMITTED USES.

The following use types are permitted by the C35 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Group Care

POD 07-003

- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Grooming
- Automotive and Equipment: Parking
- Automotive and Equipment: Sales/Rentals, Light Equipment (see Section 6800)
- Business Support Services
- Convenience Sales and Personal Services
- Communications Services
- Eating and Drinking Establishments
- Financial, Insurance and Real Estate Services
- Food and Beverage Retail Sales
- Medical Services
- Personal Services, General
- Repair Services: Consumer
- Retail Sales, General
- Retail Sales: Specialty
- Transient Habitation: Lodging

c. Industrial Use Types.

- Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

- Horticulture (all types)
- Tree Crops
- Row and Field Crops

Section 18. Section 2365, USES SUBJECT TO A MAJOR USE PERMIT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2365 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C36 Use Regulations upon issuance of a Major Use Permit.

a. Residential Use Types.

- Group Residential

b. Civic Use Types.

- Major Impact Services and Utilities

c. Commercial Use Types.

POD 07-003

Automotive and Equipment: Cleaning
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Funeral and Interment Services: Cremating
Funeral and Interment Services: Interring
Research Services
Spectator Sports and Entertainment: General
Transient Habitation: Campground (see Section 6450)
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)
Wholesaling, Storage and Distribution: Light (see Section 6300)

d. Extractive Use Types.

Site Preparation

Section 19. Section 2372, USES SUBJECT TO A MAJOR USE PERMIT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2372 PERMITTED USES.

The following use types are permitted by the C37 Use Regulations:

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Clinic Services
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)
Group Care
Law Enforcement Services
Lodge, Fraternal and Civic Assembly
Minor Impact Utilities
Parking Services
Postal Services
Religious Assembly
Small Schools

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Agricultural Services
Animal Sales and Services: Grooming
Animal Sales and Services: Veterinary (Small Animals)
Automotive and Equipment: Cleaning
Automotive and Equipment: Fleet Storage
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Heavy Equipment
Automotive and Equipment: Repairs, Light Equipment

POD 07-003

Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Automotive and Equipment: Storage, Recreational Vehicles and Boats
Building Maintenance Services
Business Equipment, Sales and Service
Business Support Services
Communication Services
Construction Sales and Services (see Section 6300)
Convenience Sales and Personal Services
Eating and Drinking Establishments
Financial, Insurance and Real Estate Services
Food and Beverage, Retail Sales
Funeral and Interment Services: Undertaking
Gasoline Sales
Laundry Services
Medical Services
Participant Sports and Recreation: Indoor
Personal Services, General
Repair Services, Consumer
Research Services
Retail Sales: General
Retail Sales: Specialty
Spectator Sports and Entertainment (all types)
Transient Habitation: Lodging
Wholesaling, Storage and Distribution: Mini-Warehouses (see Sections ~~1550(a)~~ and 6300 and Section 6909 for standards)

c. Industrial Use Types.

Custom Manufacturing (see Sections 1610 and 6300 for standards)

d. Agricultural Use Types.

Horticulture (All Types)
Tree Crops
Row and Field Crops

Section 20. Section 2382, USES SUBJECT TO A MAJOR USE PERMIT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2382 PERMITTED USES.

The following use types are permitted by the C38 Use Regulations:

a. Civic Use Types.

Administrative Services
Ambulance Services
Child Care Center
Community Recreation
Cultural Exhibits and Library Services
Essential Services
Fire Protection Services (see Section 6905)

POD 07-003

- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Veterinary (Large Animals)
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Heavy Equipment
- Automotive and Equipment: Storage, Recreational Vehicles and Boats
- Building Maintenance Services
- Business Equipment Sales and Services
- Business Support Services
- Communication Services
- Construction Sales and Services (see Section 6300)
- Gasoline Sales
- Laundry Services
- Repair Services, Consumer
- Research Services
- Wholesale, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

- Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

- Horticulture (All Types)
- Tree Crops
- Row and Field Crops

Section 21. Section 2402, PERMITTED USES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2402 PERMITTED USES.

The following use types are permitted by the C40 Use Regulations:

a. Civic Use Types.

- Administrative Services
- Ambulance Services

POD 07-003

- Child Care Center
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Parking Services
- Postal Services
- Religious Assembly
- Small Schools

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Large Animals)
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Heavy Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Automotive and Equipment: Storage, Recreational Vehicles and Boats
- Building Maintenance Services
- Business Equipment Sales and Services
- Business Support Services
- Communications Services
- Convenience Sales and Personal Services
- Eating and Drinking Establishments
- Financial, Insurance and Real Estate Services
- Food and Beverage Retail Sales
- Funeral and Interment Services: Undertaking
- Gasoline Sales
- Laundry Services
- Medical Services
- Participant Sports and Recreation: Indoor
- Personal Services, General
- Repair Services, Consumer
- Research Services
- Retail Sales: General
- Retail Sales: Specialty
- Spectator Sports and Entertainment: Limited
- Transient Habitation: Lodging
- Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

POD 07-003

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Section 22. Section 2522, PERMITTED USES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2522 PERMITTED USES.

The following use types are permitted by the M52 Use Regulations:

a. Civic Use Types.

Ambulance Services

Community Recreation

Essential Services

Fire Protection Services (see Section 6905)

Law Enforcement Services

Parking Services

Postal Services

b. Commercial Use Types.

Administrative and Professional Services

Automotive and Equipment: Parking

Automotive and Equipment: Sales/Rental, Light Equipment (see Section 6800)

Business Equipment Sales and Services

Business Support Services

Communications Services

Laundry Services

Participant Sports and Recreation: Indoor

Recycling Processing Facility, Wood and Green Materials

Research Services

Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

Horticulture (all types)

Tree Crops

Row and Field Crops

Packing and Processing "Limited"

Packing and Processing "Winery"

Packing and Processing "General"

Section 23. Section 2542, PERMITTED USES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2542 PERMITTED USES.

The following use types are permitted by the M54 Use Regulations:

a. Civic Use Types.

Ambulance Services
Community Recreation
Essential Services
Fire Protection Services (see Section 6905)
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Administrative and Professional Services
Agricultural and Horticultural Sales (all types)
Animal Sales and Services: Veterinary, Large Animals
Automotive and Equipment: Cleaning
Automotive and Equipment: Fleet Storage
Automotive and Equipment: Parking
Automotive and Equipment: Repairs, Heavy Equipment
Automotive and Equipment: Repairs, Light Equipment
Automotive and Equipment: Sales/Rentals, Farm Equipment
Automotive and Equipment: Sales/Rentals, Heavy Equipment
Automotive and Equipment: Sales/Rentals, Light Equipment
Automotive and Equipment: Storage, Recreational Vehicles & Boats
Building Maintenance Services
Business Equipment Sales and Services
Business Support Services
Communications Services
Construction Sales and Services (See Section 6300)
Gasoline Sales
Laundry Services
Participant Sports and Recreation: Indoor
Recycling Processing Facility, Wood and Green Materials
Research Services
Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

Custom Manufacturing

d. Agricultural Use Types.

Horticulture (all types)
Tree Crops
Row and Field Crops
Packing and Processing "Limited"
Packing and Processing "Winery"

Section 24. Section 2562, PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREA of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2562 PERMITTED USES WITHIN THE INDUSTRIALLY DESIGNATED AREA

The following use types are permitted by the M56 Use Regulations within the industrially designated areas:

a. Civic Use Types.

Ambulance Services
Essential Services
Fire Protection Services
Law Enforcement Services
Minor Impact Utilities
Parking Services
Postal Services

b. Commercial Use Types.

Automotive and Equipment
b) Fleet Storage
c) Parking
d) Repairs [Heavy Equipment]
e) Repairs [Light Equipment]
f) Sales/Rentals [Heavy Equipment]
g) Sales/Rentals [Farm Equipment]
h) Sales/Rental [Light Equipment]
Building Maintenance Services
Construction Sales and Services
Recycling Processing Facility, Wood and Green Materials
Research Services
Wholesale Storage and Distribution
a) Mini Warehouse (see Section 6300 and Section 6909)
b) Light
c) Heavy

c. Industrial Use Types.

Custom Manufacturing
General Industrial

d. Agricultural Use Types.

Packing and Processing
a) Limited
b) Winery
c) General
d) Support

POD 07-003

Section 25. Section 2582, PERMITTED USES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2582 PERMITTED USES.

The following use types are permitted by the M58 Use Regulations:

a. Civic Use Types.

- Ambulance Services
- Community Recreation
- Essential Services
- Fire Protection Services (see Section 6905)
- Law Enforcement Services
- Minor Impact Utilities
- Parking Services
- Postal Services

b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales (all types)
- Animal Sales and Services: Veterinary, Large Animals
- Automotive and Equipment: Cleaning
- Automotive and Equipment: Fleet Storage
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Heavy Equipment
- Automotive and Equipment: Light Equipment
- Automotive and Equipment: Sales/Rentals, Farm Equipment
- Automotive and Equipment: Sales/Rentals, Heavy Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Automotive and Equipment: Storage, Recreational Vehicles and Boats
- Building Maintenance Services
- Business Equipment Sales and Services
- Business Support Services
- Communications Services
- Construction Sales and Services (See Section 6300)
- Gasoline Sales
- Laundry Services
- Participant Sports and Recreation: Indoor
- Recycling Processing Facilities, Wood and Green Materials
- Research Services
- Wholesaling, Storage and Distribution: Mini-Warehouses (see Section 6300 and Section 6909)

c. Industrial Use Types.

- Custom Manufacturing (see Section 6300)

d. Agricultural Use Types.

- Horticulture (all types)
- Tree Crops
- Row and Field Crops
- Packing and Processing (all types)

Section 26. Section 2980, LIMITATIONS ON PERMITTED USES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

2980 LIMITATIONS ON PERMITTED USES.

The following limitations apply to the uses indicated by the corresponding number in quotes in the previous sections entitled "Permitted Uses Subject to Limitations."

- "1" Dwellings as Secondary Uses. Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.
- "2" Recycling Collection Facilities shall comply with the applicable provisions of Section 6970.
- "3" Recycling Processing Facilities shall comply with the applicable provisions of Section 6975.
- "4" Secondary Use. Permitted only as a secondary use within a dwelling. No such use shall have a floor area greater than the floor area devoted to residential purposes.
- "5" Same Lot. Permitted only if located on the same lot as the industrial use it serves.
- "6" Veterinary Hospitals. Hospital must be located on a parcel of land not less than 2 acres in size. Indoor treatment areas must be located at least 100 feet from the nearest property line, and out door treatment or confinement areas must be located at least 200 feet from the nearest property line. If a proposed Hospital does not meet any of these requirements it may be allowed upon issuance of a Minor Use Permit.
- "7" Limitation on Enclosed Storage. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building, and the area devoted to storage shall not be greater than the area devoted to sales and administrative offices.
- "8" Enclosed Building. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building.
- "9" Enclosed Building or Walls. All operations, including the storage of materials and equipment, shall be entirely within an enclosed building or inside walls or solid fences not less than 6 feet in height.

Section 27. Section 2990, USE MATRIX of the San Diego County Zoning Ordinance is hereby amended to read as follows:

(changes to pages 5 and 6)

(notes to see Sections 6902, on page 6 and 6909 on page 5)

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES										USE REGULATIONS									
COMMERCIAL (cont.)										INDUSTRIAL									
Enclosed Semi-Enclosed Open Drive-In Transient Habitation: a) Campground (See Section 6450) b) Lodging c) Resort (See Section 6400) Wholesaling, Storage and Distribution a) Mini Warehouse (See Section 6500) b) Light c) Heavy										Enclosed Semi-Enclosed Open Custom Manufacturing General Industrial Heavy Industrial									
1400	See Section 6816	1545				1550				1600	See Section 6816	1610	1620	1630					
															RESIDENTIAL				
RS															RS Single-Family Residential				
RD															RD Duplex/Two-Family Residential				
RM						M									RM Multi-Family Residential				
RV						M									RV Variable Family Residential				
RU															RU Urban Residential				
RMH															RMH Mobilehome Residential				
RR	•	•	•		M	M	M								RR Rural Residential				
RRO*	•	•	•		M	M									RRO* Recreation-Oriented Residential				
RC	•	m	m		m		M			•			m		RC Residential-Commercial				
															COMMERCIAL				
C30	•		m												C30 Office-Professional				
C31	•		m												C31 Residential/Office Professional				
C32	•		m							•			m		C32 Convenience Commercial				
C34*	•	m	M	m	M	•				•			•		C34* Gen. Commercial/Residential				
C35	•	m	M	m	M	•				•			•		C35 Gen. Comm./Ltd. Residential				
C36	•	m	M	•	M	•				•			•		C36 General Commercial				
C37	•	•	•	•	M	•		M	M	•	•	•	•	15	C37 Heavy Commercial				
C38	•	•	•	•				•	8	M	•	•	•	•	15	C38 Service Commercial			
C40	•	•	•	•	M	•		•	8	M	•	•	•	•	15	C40 Rural Commercial			
C42*	•	•	•	•	M	•	•								C42* Visitor Serving Commercial				
C44	•	•	•	•	M	•									C44 Freeway Commercial				
C46*	•														C46* Medical Center				
															INDUSTRIAL				
M50	•	m	M	m				8	M	•	m	M	•	14	M50 Basic Industrial				
M52	•	m	M	m	M			•	8	M	•	m	M	•	14	M52 Limited Impact Industrial			
M54	•	•	•	•	M			•	8	14	•	•	•	•	14	M54 General Impact Industrial			
M56+	•	•	•	•				•	•	•	•	•	•	•		M56+ Mixed Industrial			
M58	•	•	•	•				•	8	14	•	•	•	•	14	M58 High Impact Industrial			
															AGRICULTURAL				
A70	•	•	•		M	M				•	•	m			A70 Limited Agriculture				
A72	•	•	•		M	M				•	•	m			A72 General Agriculture				
															SPECIAL PURPOSE				
S80*	•	S	M												S80* Open Space				
S81															S81 Ecological Resource Area				
S82	•	•	•												S82 Extractive				
S86	•	•	•	•											S86 Parking				
S87+	•	•	•	•	M	M	M	M	M	M	•	•	•	M	M	S87+ Limited Control			
S88+	•	•	•	•							•	•	•			S88+ Specific Plan Area			
S90+	•	•	•	•	M	M					•	•	•			S90+ Holding Area			
S92	•	•	•	•	M	M					•	•	•			S92 General Rural			
S94+	•	•	•	•	M						•	•	•			S94+ Transportation & Utility Corridor			
SWF																SWF Solid Waste Facility			

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-21 Subject to Limitations (See Section 2980)
 * May Be Subject to Site Plan Approval
 + Other Uses Not Shown on Matrix May Be Permitted
 (See Text of Use Regulations)
 O Subject to Limitations (See Sections 2812 and 2818)
 E Exceptions to Enclosure Matrix (See Section 6814)

USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES		AGRICULTURAL										EXTRACTIVE					Use Regulations		
		Enclosed	Semi-Enclosed	Open	Horticulture	(a) Cultivation	(b) Storage	Tree Crops	Row & Field Crops	Animal Raising	Animal Waste Processing (See Section 6802)	a) Limited	b) Winery	c) General	d) Support	e) Wholesale		Agricultural Limited Winery	Equipment Storage
1700	See Section 6816	1710	1715	1720	1725	1730	1735	1740	1800	1810	1820								
												RESIDENTIAL							
RS	m	m	●	●	●	●	16					M	RS	Single-Family Residential					
RD	m	m	●	●	●	●	16					M	RD	Duplex/Two-Family Residential					
RM	m	m	●	●	●	●	16					M	RM	Multi-Family Residential					
RV	m	m	●	●	●	●	16					M	RV	Variable Family Residential					
RU	m	m	●	●	●	●	16					M	RU	Urban Residential					
RMH	m	m	●	●	●	●	16					M	RMH	Mobilehome Residential					
RR	●	●	●	●	●	●	16			M	M	M	RR	Rural Residential					
RRO*	m	m	●	●	●	●	16			M	M	M	RRO*	Recreation-Oriented Residential					
RC	m	m	●	●	●	●	16				M	M	RC	Residential-Commercial					
												COMMERCIAL							
C30							16					M	C30	Office-Professional					
C31							16					M	C31	Residential/Office Professional					
C32	A	A	●	●	m	●	16					M	C32	Convenience Commercial					
C34*	A	A	●	●	●	●	16					M	C34*	Gen. Commercial/Residential					
C35	A	A	●	●	●	●	16					M	C35	Gen. Comm./Ltd. Residential					
C36	A	A	●	●	●	●	16					M	C36	General Commercial					
C37	A	A	●	●	●	●	16					M	C37	Heavy Commercial					
C38	A	A	●	●	●	●	16					M	C38	Service Commercial					
C40	A	A	●	●	●	●	16					M	C40	Rural Commercial					
C42*	A	A	●	●	●	●	16					M	C42*	Visitor Serving Commercial					
C44	A	A	●	●	●	●	16					M	C44	Freeway Commercial					
C46*	A	A	●	●	●	●	16					M	C46*	Medical Center					
												INDUSTRIAL							
M50	A	A	●	●	●	●	16			●	●	●	M	M50	Basic Industrial				
M52	A	A	●	●	●	●	16			●	●	●	M	M52	Limited Impact Industrial				
M54	A	A	●	●	●	●	16			●	●	●	M	M54	General Impact Industrial				
M56+										●	●	●		M56+	Mixed Industrial				
M58	A	A	●	●	●	●	16	M		●	●	●	M	M58	High Impact Industrial				
												AGRICULTURAL							
A70	●	●	●	●	●	●	16			●	M	M	M	●	M	A70	Limited Agriculture		
A72	●	●	●	●	●	●	16	M		●	M	M	M	●	M	A72	General Agriculture		
												SPECIAL PURPOSE							
S80*	A	A	●	●	●	●	16			●					M	S80*	Open Space		
S81							M								M	S81	Ecological Resource Area		
S82	●	●	●	●	●	●	16								M	S82	Extractive		
S86															M	S86	Parking		
S87+	●	●	●	●	●	●	16	M		●	M	M	M		M	S87+	Limited Control		
S88+	●	●	●	●	●	●	16			●	M	M	M		M	S88+	Specific Plan Area		
S90+	●	●	●	●	●	●	16			●					M	S90+	Holding Area		
S92	●	●	●	●	●	●	16	M		●	M	M	M		M	S92	General Rural		
S94+	●	●	●	●	●	●	16								M	S94+	Transportation & Utility Corridor		
SWF																SWF	Solid Waste Facility		

**MATRIX
LEGEND**

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-21 Subject to Limitations (See Section 2980)
- * May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)

Section 28. Section 3100, ANIMAL SCHEDULE of the San Diego County Zoning Ordinance is hereby amended to read as follows:

Animal Schedule

(Part of Section 3100)

ANIMAL USE TYPE (See Note 4)		Restrictions and Density Range		DESIGNATOR																							
				A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X
ANIMAL SALES AND SERVICES: HORSE STABLES																											
(a) Boarding or Breeding	Permitted							X	X	X						X									X	X	
	MUP required										X		X	X	X								X	X			
	ZAP required				X	X	X																				
(b) Public Stable	Permitted															X									X		
	MUP required				X	X	X				X		X	X	X								X	X		X	
	ZAP required							X	X	X																	
ANIMAL SALES AND SERVICES: KENNELS (see Note 1)	Permitted															X			X		X						
	Permitted provided fully enclosed							X	X	X																	
	MUP required												X	X	X									X	X		
	ZAP required				X	X	X	X	X	X																	
	One acre + by MUP	X	X	X																							
ANIMAL RAISING (see Note 6)																											
(a) Animal Raising Projects (see Section 3115)	Permitted							X	X	X																X	
	½ acre+ by ZAP				X	X	X				X		X	X	X	X	X						X	X			
	1 acre+ by MUP	X	X	X																							
(b) Small Animal Raising (includes Poultry)	Permitted												X	X	X	X									X		
	½ acre+ permitted							X	X	X																	
	100 maximum											X															
	25 maximum				X	X	X				X		X						X	X				X	X		
	½ acre+: 10 max	X	X	X																							
	Less than ½ acre: 100 Maximum							X	X	X																	
	½ acre+ 25 max by ZAP	X	X	X																							
	100 max by ZAP				X	X	X																		X		
	MUP required												X														
Chinchillas (See Note 5)																											
(c) Large Animal Raising (Other than horsekeeping)	4 acres + permitted															X								X			
	8 acres + permitted							X	X	X																	
	2 animals plus 1 per ½ acre over 1 acre				X	X	X																		X		
	4 animals plus 4 for each ½ acre over ½ acre							X	X	X																	
	1 ½ acres or less: 2 animals												X	X	X	X	X								X		

ANIMAL USE TYPE (See Note 4)	Restrictions and Density Range	DESIGNATOR																			
		A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T
(See Note 2)	1 ½ to 4 acres: 1 per ½ acre											X	X	X	X	X					
	4 acres+, 8 animals + 1 cow or sheep per 1 acre over 4 acres											X	X	X	X						
	2 animals										X						X	X	X		
	4 acres plus by MUP											X			X						
	½ acre plus 2 animals per ½ acre by ZAP	X	X	X																	X
	Grazing Only																		X	X	
(d) Horse keeping (other than Animal Sales and Services: Horse Stables)	Permitted							X	X	X	X	X	X	X	X	X	X	X	X		X
	2 horses + 1 per ½ acre over 1 acre				X	X	X														
	ZAP required				X	X	X														
	½ acre plus by ZAP	X	X	X																	
(e) Specialty Animal Raising: Bees (See Title 6, Division 2, Chapter 9, County Code) (See Note 7)	Permitted				X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
	ZAP Required	X	X	X																	
(f) Specialty Animal Raising: Wild or Undomesticated (See Note 3)	ZAP Required				X	X	X	X	X			X	X	X	X	X			X	X	X
(g) Specialty Animal Raising: Other (Excluding Birds)	25 maximum				X	X	X				X	X	X				X	X	X	X	X
	25 maximum by ZAP	X	X	X																	
	25 plus by ZAP				X	X	X				X	X	X	X			X		X	X	X
	Permitted							X	X	X					X	X					X
(h) Specialty Animal Raising: Birds	25 maximum				X	X	X					X					X	X	X	X	X
	100 maximum							X	X	X	X	X					X				X
	Additional by ZAP	X	X	X				X	X	X	X	X	X				X			X	X
	Permitted													X	X	X					X
(i) Racing Pigeons	100 Maximum										X	X									X
	100 Max 1/acre plus																X				
	Permitted												X	X	X	X	X				X
ANIMAL ENCLOSURE SETBACKS (See Section 3112)																					
Most Restrictive		X			X			X			X	X	X	X	X	X	X	X	X	X	X
Moderate			X			X			X												
Least Restrictive				X			X			X											X

MUP = Major Use Permit

+ = plus

ZAP = Minor Use Permit

Notes:

- Dogs and cats not constituting a kennel are accessory uses subject to the Accessory Use Regulations commencing at Section 6150
- On land subject to the "S" and "T" Animal Designators, Grazing of horses, bovine animals and sheep permitted provided no buildings, structure, pen or corral shall be designated or used for housing or concentrated feeding of animals, and the number of such animals shall not exceed 1 animal per ½ acre of land.
- One wild or undomesticated animal, kept or maintained in conformance with State and local requirements, is an accessory use subject to the Accessory Use Regulations commencing at Section 6150, and is not subject to the Animal Schedule. (Amended by Ordinance Number 7432 (N.S.) adopted January 6, 1988.)
- The Animal Schedule does not apply to small animals, specialty animals, dogs or cats which are kept for sale in zones where the Retail Sales, General Use type is permitted provided that all activities are conducted entirely within an enclosed building, the building is completely soundproof, there are no outside runs or cages, no boarding of animals, no outside trash containers and no offensive odors.
- Chinchillas are considered small animals except that a MUP may be approved for more than 25 chinchillas on property with the "L" Designator.
- The number of animals allowed is per legal lot.

POD 07-003

7. Beekeeping must be located at least 600 feet from any habitable dwelling unit, other than such dwelling unit owned by the person owning the apiary.

Section 29. Section 4011, LEGAL LOTS WITH SPLIT ZONING is hereby added to the San Diego County Zoning Ordinance to read as follows:

4011 LEGAL LOTS WITH SPLIT ZONING

Where a legal lot has split zoning, the Use Regulations for each separate zone shall apply.
Where a use bisects a split zone line within a legal lot the more restrictive Use Regulations shall apply.

Section 30. Section 4615, ADDITIONAL STORY PERMITTED of the San Diego County Zoning Ordinance is hereby amended to read as follows:

4615 ~~ADDITIONAL STORY PERMITTED.~~ MAIN DWELLING EXEMPT FROM STORY LIMIT.

~~This section shall not apply to through lots or corner lots.~~

~~Where the average slope of a lot is greater than one foot rise or fall in 7 feet in the area of the lot bounded by a line drawn 5 feet outside the building perimeter or, where closer, along property lines, an additional story may be permitted in a residential building which is located on the downhill side of a street, provided that in no case shall such a building have a height measured in feet greater than that permitted by the applicable height designator. Basements or cellars within such buildings will only be permitted if the grade elevation at all points adjacent to the basement perimeter is not more than 2 feet below the finished floor elevation directly above.~~

A main dwelling with a primary residential use shall be exempt from the Maximum Number of Stories limited in Schedule B, Height Schedule provided the main dwelling complies with the Maximum Height limit as required by that Schedule.

Section 31. Section 4810, SETBACK SCHEDULE of the San Diego County Zoning Ordinance is hereby amended to read as follows:

***SCHEDULE C – SETBACK SCHEDULE (Zoning)**

DESIGNATOR	FRONT YARD (a)				SIDE YARD		REAR YARD
	Abutting public street or private thoroughfare except those subject to Note (d). (Measured from Centerline)				Interior Setback measured from the lot line	Exterior (s) Setback measured from centerline	Setback measured from lot line (e)
	Standard Setback	Setbacks for certain Major Subdivisions recorded after January 1, 1966 Street Width in Feet:					
		50	52	56			
A	100	100	100	100	15	35	50
B	60	60	60	60	15	35	50
C	60	60	60	60	15	35	25
D	60 (f)	60 (f)	60 (f)	60 (f)	15 (g)	35	25

POD 07-003

E	60	60	60	60	0 (h)	35 (i)	15
F	60	60	60	60	(j)	35	25
G	50	45	46	48	10	35	40
H	50	45	46	48	10	35	25
I	50	45	46	48	7 ½	35	25
J	50	45	46	48	5	35	25
K	50	45	46	48	5 (k)	35	25
L	50	45	46	48	5 (l)	35	25
M	50	50	50	50	5 (l)	35	25
N	50 (t)	45	46	48	5	35	25
O	50	50	50	50	0 (h)	35	25 (m)
P	50	50	50	50	0 (n)	35	15 (o)
Q	50	50	50	50	0 (h)	35	15
R	(p)	(p)	(p)	(p)	0 (h)	35	15
S	30 (q)	25	26	28	(j)	35	15
T	30 (q)	25	26	28	0	35	15
U	30 (q)	25	26	28	0 (r)	35	0 (r)
V	Setbacks to be established during planned development, use permit or site plan review						
W(v)	60	60	60	60	25 (v)	35	25

Note: (b) not used

*** Fire Code Setbacks may be more restrictive. Check with Fire Authority having jurisdiction.
For Additional Setback Regulations see sections 4815 and 4816.**

Section 32. Section 4835, PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS of the San Diego County Zoning Ordinance is hereby amended to read as follows:

POD 07-003

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
a. Accessory storage buildings, work and hobby shops except: outdoor swimming pools, private garages, carports, stands, living units and other habitable space; must meet setback per Section 4842 or Section 6156.g.2 for large structures defined by that subsection.	Not permitted.	Permitted in agricultural, residential, S87 and S92 use regulations but not in front half of lot or the front 50 feet of the required yard measured along the side lot line, whichever restriction is less. <u>On through lots, these buildings and structures are not permitted in the front 50 feet of the required side yard measured along the side lot line.</u>	Not permitted.	Permitted in agricultural, residential S87 and S92 use regulations but may not cover more than 50 percent of the required yard.	Permitted in agricultural, residential, S87 and S92 use regulations, but may not cover more than 50 percent of required yard. Not permitted in the exterior half or exterior 75 feet of required yard, measured along the rear lot line, whichever restriction is less.
b. Outdoor swimming pools; If indoor or the only structure on a lot or building site, it must meet main building setbacks.	Not permitted.	Permitted in agricultural, residential, S87 and S92 use regulations but not in front half of lot or the front 50 feet of the required yard measured along the side lot line, whichever restriction is less. <u>On through lots, these buildings and structures are not permitted in the front 50 feet of the required side yard measured along the side lot line.</u>	Not permitted.	Permitted in agricultural, residential, S87 and S92 use regulations but may not cover more than 50 percent of the required yard.	Permitted in agricultural, residential, S87 and S92 use regulations, but may not cover more than 50 percent of the required yard but not permitted in the exterior half or exterior 75 feet of required yard, measured along the rear lot line, whichever restriction is less.

POD 07-003
 PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
 (Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
c. Private detached garages and carports; must meet setback per Section 4842 or Section 6156.g.2 for large structures defined by that subsection.	Permitted in agricultural and residential zones only if in conformance with regulations at Section 4837.	Permitted in agricultural, residential, S87 and S92 use regulations but not in front half of lot or the front 50 feet of the required yard measured along the side lot line, whichever restriction is less. <u>On through lots, these buildings and structures are not permitted in the front 50 feet of the required side yard measured along the side lot line.</u>	Not permitted.	Permitted in agricultural, residential, S87 and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard. Not permitted in exterior half or exterior 75 feet of the required yard, measured along the rear lot line, whichever restriction is less.	Permitted in agricultural, residential, S87 and S92 use regulations, if detached, but may not cover more than 50 percent of the required yard. Not permitted in exterior half or exterior 75 feet of the required yard, measured along the rear lot line, whichever restriction is less.
d. Living units including guest living quarters, enclosed pool houses, art or music studios and recreation rooms.					
e. Stands	Permitted where stands are allowed by Section 6156.				
f. Solar collection devices	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but not more than 30 inches above grade in front half of lot or the front 50 feet of the required yard measured along the side lot line; permitted 12 feet in height beyond that point.	Permitted in all zones but not more than 30 inches above grade.	Permitted in all zones but may not exceed 12 feet in height nor cover more than 50 percent of the required yard.	Permitted in all zones but not more than 30 inches above grade in exterior half or exterior 75 feet of the required yard, measured along the rear lot line, whichever restriction is less.

-----Not permitted-----

-----Not permitted-----

POD 07-003

PERMITTED BUILDINGS, STRUCTURES AND PROJECTIONS IN REQUIRED YARDS
(Part of Section 4835)

Building, Structure or Projection	Front Yard	Interior Side Yard	Exterior Side Yard	Rear Yard of Interior Lot	Rear Yard of Corner Lot
g. Fences	Permitted in all zones if in conformance with Fencing and Landscaping Regulations commencing at Section 6700.				
h. Outdoor area lighting on poles.	Permitted in commercial and manufacturing/industrial zones only if in conformance with regulations at Section 6324.				
i. Roofed, open sided patios which are attached and part of main building or <u>roofed, open sided patios which are detached, less than 12 feet in height and less than 1,000 square feet in area.</u>	-----Not permitted.----- Permitted in all zones but may not cover more than 50 percent of the required yard in combination with all detached accessory buildings and must be set back from the rear lot line a distance equal to the required interior side yard. The sides of such patios may be enclosed with solid walls not more than 30 inches in height above the patio floor, or by insect screening.				
j. Sidewalk arcades and similar architectural features of buildings containing principal commercial use types.	Permitted by -----Not permitted.----- Minor Use Permit.				

(k. through s.: no change)

Section 33. Section 5754, DESIGNATED AREA, of the San Diego County Zoning Ordinance, is hereby amended to read as follows:

5754 DESIGNATED AREA

An area that has been identified by the application of a community design review area designator shall be known as a designated area for the purposes of these regulations. Designated areas shall be subject to the Community Design Review Area regulations of Section 5750 through 5799 inclusive. In addition, property subject to the Village 1 (V1), Village 2 (V2), Village 3 (V3), Village 4 (V4), or Village 5 (V5) Zones in the community of Fallbrook shall be subject to these regulations and to the Fallbrook Design Guidelines.

Section 34. Section 5799, COMMUNITY DESIGN REVIEW AREAS, of the San Diego County Zoning Ordinance, is hereby amended to read as follows:

5799 COMMUNITY DESIGN REVIEW AREAS.

- a. Applicability. The requirements of Section 5750 through 5799, inclusive, applies to the areas that are designated Design Review Areas (Special Area Designator "B"), and to that property within the community of Fallbrook to which the Village 1 (V1), Village 2 (V2), Village 3 (V3), Village 4 (V4), or Village 5 (V5) Zone has been applied. (see Section 8000)
- b. Design Criteria. Site Plans and concurrent applications shall conform to criteria set forth in the applicable Design Guidelines Manual approved by the Board of Supervisors.
- c. Design Review Boards. Site Plans concerning property within designated Design Review Areas shall be referred to the Community's Design Review Board for recommendation pursuant to Section 5766, if such a board exists for the area. The Design Review Board shall advise the Director as to the site plan's conformance with the Community's Design Guidelines Manual. The Review Board's evaluation shall be limited to the design guidelines set forth in the manual, and the Review Board shall cite the specific guideline(s) in instances where a project may be inconsistent with the adopted design manual. The Director may consider the input of the applicable planning or sponsor group in areas where no design review board exists.

Section 35. Section 5955, COASTAL ACT PERMIT REQUIRED of the San Diego County Zoning Ordinance is hereby amended to read as follows:

5955 COASTAL ACT PERMIT REQUIRED.

Except as otherwise specified in Section 5953, all uses and development activities are subject to the issuance of a Coastal Act Permit pursuant to the California Coastal Act of 1976, ~~and in accordance with Section 7400 et seq. of this Zoning Ordinance.~~

Section 36. Section 6156, RESIDENTIAL AND AGRICULTURAL USE TYPES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

6156 RESIDENTIAL AND AGRICULTURAL USE TYPES.

Subject to the restrictions and limitations specified, the following accessory buildings and uses shall be permitted in zones where Residential and Agricultural Use Types are permitted:

(a.: no change)

- b. Detached Poolhouses, Art or Music Studios, and Recreation Rooms. One detached poolhouse, art or music studio, or recreation room is permitted, provided the structure meets main building setbacks and is not designed for use as a guest living quarters or commercial use, unless permitted by the applicable requirements of the Use Regulations. Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted. The size of detached Poolhouses, Art or Music Studios, and Recreation Rooms shall be combined with the total allowable square footage of detached private garages and carports, storage buildings, workshops, hobby shops, and other similar non-habitable structures for purposes of size limitations specified in paragraph g below.

(c. through f.: no change)

- g. Detached Private Garages and Carports, Storage Buildings, Workshops, Hobby Shops, and other similar non-habitable uses (non business or non agricultural purposes). Only one electric service drop and one electric meter to serve both the main dwelling and structure allowed by this subsection will be permitted. The combined area of all such structures, together with the structures authorized by paragraph b above, shall be limited as follows:

1. On lots of less than one acre gross, the combined area of all such structures shall not exceed 1,000 sq. ft. or 25% of the living area of the principal residence, whichever is greater.
2. Provided a setback of least 25 feet from property lines is maintained:
 - i. On lots of one acre gross or larger but less than 2 acres, the combined area shall not exceed 1500 square feet or 25% of the living area of the principal residence, whichever is greater.
 - ii. On lots of 2 acres or larger but less than 4 acres, the combined area shall not exceed 2000 square feet or 25% of the living area of the principal residence, whichever is greater.
 - iii. On lots of 4 acres or larger, the combined area shall not exceed 3000 square feet or 25% of the living area of the principal residence, whichever is greater.

Buildings not meeting this setback requirement are limited in size to 1000 square feet or 25 percent of the living area of the principal residence, whichever is greater, unless an Administrative Permit, pursuant to Section 6156.g.4., is obtained.

3. Limited to one story not to exceed 12 feet maximum height. May have 2 stories and a height not exceeding 24 feet if the accessory structure meets the main building setbacks. If the structure is more than one story in height, that portion not used for the shelter or storage of vehicles shall be designed and used as habitable space defined by Section 6156.b or other approved use such as a guest living quarters or accessory living quarters.
4. Additional area, height and story may be permitted by issuance of a an Administrative Permit with notice to contiguous property owners pursuant to Section 7060c. and findings pursuant to Section 7358, subsections a. 1, 3, 5, and 6. The Administrative Permit shall not authorize height/stories exceeding the height/story limit specified by the applicable height/story designator.

(h. through j.: no change)

- k. Guest Living Quarters. In the A70, A72, RR, S87, S90 and S92 Use Regulations, one guest living quarters is permitted. Only one electric service drop and one electric meter to serve both the main dwelling and guest living quarters will be permitted. In the RS, RV, RU, RRO and S88 zones, one guest living quarters is permitted on a lot or building site not less than one-half acre in area. One guest living quarters may be permitted in the RS, RV, RU, RRO and S88 zones upon issuance of an Administrative Permit on a lot or building site which has an area of at least 10,000 square feet but less than one-half of an acre. Notice of guest living quarters Administrative Permit applications shall be given as provided in Section 7060(c). Guest living quarters are not permitted in other zones.

(l.: no change)

- m. Home Occupations. Home occupations, including in-home offices, shall be permitted in compliance with the following conditions:

1. There shall be no exterior evidence of the conduct of a home occupation.
2. A home occupation shall be conducted entirely within a dwelling, or an attached garage.
3. Electrical or mechanical equipment which creates visible or audible interference in radio or television receivers or causes fluctuations in line voltage outside the dwelling unit shall be prohibited.
4. The residents of the dwelling unit, and no more than one non-resident employee, may be engaged in the home occupation.
5. Limited indoor storage of goods or supplies (125 cubic feet maximum) may take place within no more than one room of the dwelling and/or in the attached garage (provided required parking on-site is maintained and properly located).
6. There shall be no on-premise sale of goods. Occasional transport of goods from the premises for off-site sale may occur. Internet sales are not considered on-premise sale of goods.
7. The establishment and conduct of a home occupation shall not change the principal character or use of the dwelling unit involved.
8. There shall be no signs identifying or advertising the home occupation other than those permitted by Section 6252(d) of this ordinance.
9. The required residential off-street parking shall be maintained.
10. A home occupation shall not create vehicular or pedestrian traffic in excess of that which is normal for the zone in which it is located.

(n. through v.: no change)

- w. Accessory Apartments (Elderly/Handicapped/Family Member). In order to provide additional rental housing for elderly (60 years of age or older) or handicapped persons as defined by Section 50072 of the State Health and Safety Code and family members (related by blood, marriage or adoption) while still maintaining the general character of a single family residential neighborhood, an Administrative Permit for one accessory

apartment in conjunction with a single detached dwelling may be issued for properties in the RS, RV, RU, RR, A70, A72, S87, S88, S90 and S92 Use Regulations provided the following conditions are complied with:

1. Applicable building and other codes, and zoning requirements (including main building setbacks) with the exception of the density regulations of Section 4100, shall apply to accessory apartments.
2. Off-street parking shall be provided pursuant to the parking regulations in Section 6750, except that accessory apartment parking may be permitted in the front or exterior side yard. Garage conversions are prohibited unless replacement covered off-street parking is provided concurrently.
3. Dwellings modified in conjunction with an accessory apartment shall, on sides adjacent to streets, retain the appearance of a single detached dwelling.
4. Accessory apartments shall not be permitted on a lot or parcel having guest living quarters or accessory living quarters. (Conversion of such quarters into an accessory apartment is permitted provided all zoning and structural requirements are met.)
5. Notice of accessory apartment applications shall be given as provided in Section 7060(c).
6. One of the dwelling units shall be occupied by the property owner. The dwelling unit not occupied by the owner shall only be occupied by person(s) that qualify as elderly, handicapped, or immediate family members.
7. Separate sale or ownership of accessory apartment from the primary dwelling on a lot or parcel is prohibited.
8. On a form provided by the Department of Planning and Land Use the owner shall file with the application a signed affidavit agreeing to accessory apartment occupancy requirements. The affidavit shall include provisions stating that 1) the owner consents to inspection of the premises by the codes enforcement officer in order to verify occupancy and 2) that the owner shall furnish a new affidavit to said officer upon request.
9. Prior to issuance of a building permit for an accessory apartment the owner shall submit a notarized recorded copy of an agreement between the owner and the County of San Diego on a form supplied by the Department of Planning and Land Use. Said agreement shall be filed with and become a permanent part of the Administrative Permit which granted the Accessory Apartment.
10. On a form provided by the Department of Planning and Land Use, subsequent owners shall be required to file an affidavit to establish eligibility before occupying the ~~second dwelling unit~~ accessory apartment on said property.

(x. through zz.: no change)

Section 37. Section 6207, SPECIAL PURPOSE OFF-PREMISE SIGNS of the San Diego County Zoning Ordinance is hereby amended to read as follows:

6207 SPECIAL PURPOSE OFF-PREMISE SIGNS.

Special purpose off-premise signs may be constructed, placed and maintained in any location ~~upon the granting of an Administrative Permit.~~ in accordance with the following regulations:

a. General Standards Applicable to Special Purpose Off-Premise Signs.

1. Spacing. Signs shall be located no closer than 300 feet from any other off-premise sign; said distance to be measured on a direct line between signs on the same street and measured along right-of-way lines for signs on intersecting streets.
2. Setbacks. No portion of any sign shall extend beyond private property lines into the street right-of-way.
3. ~~Time Limit. Administrative Permits for special purpose signs may be granted for a period not to exceed 2 years. There shall be no time limit for Community Identification Signs or Commercial or Industrial Center Identification Signs.~~
- 4.3. Prohibitions. Signs are prohibited in any zone subject to Scenic Area Regulations or Historic/Archaeological Landmark and District Area Regulations, except scenic or historic site directional signs or community identification signs subject to Site Plan review.
- 5.4. Building Permits. Building permits shall be obtained for sign construction pursuant to the County Building Code.

b. Special Purpose Off-Premise Sign Types.

1. Temporary Real Estate Directional Signs.

Off-premise signs providing direction to new residential, commercial or industrial development are ~~unique in several ways, including the following:~~ allowed if the following requirements are met:

- ~~They often offer to sell or rent property located in areas where off-premise advertising is prohibited.~~
- ~~Most types of off-premise signs advertise products or services offered at fixed locations in established business zones familiar to consumers. Temporary real estate directional signs advertise a product often not found in areas readily recognized by consumers and at locations that constantly change as developments sell or rent out and new ones are developed.~~
- ~~They are utilized until the development is sold or rented out which, in relation to the duration of most other off-premise signs, is a short period of time.~~

~~Consequently, an Administrative Permit may be granted for a temporary real estate directional sign providing direction to any residential, commercial or industrial development that is being offered for sale or rental for the first time pursuant to the following:~~

i. ~~Permit Required.~~

~~Signs providing direction to new developments shall require an Administrative Permit. The permit application shall be on forms provided by and shall contain information prescribed by the Director to include a sign~~

~~plan and a consent to entry. The sign plan shall indicate the location of all existing and proposed signs and the travel route to the development. The consent to entry is a written authorization signed by the applicant and property owner granting permission to County staff to enter the property and to inspect or remove a sign in the event that it is in violation of the law or not in compliance with the conditions of the approved permit.~~

~~Sign structures shall be removed at the expiration of each permit/renewal period or upon conclusion of the subdivision sales program.~~

- ~~ii.i.~~ Size. Signs located within the California Coastal Zone and all Residential Zones shall be limited to 16 square feet. The maximum size in all other areas/zones shall be 32 square feet.
- ~~iii.ii.~~ Height. Signs shall not exceed the following heights:
 - 0 to 16 square feet = 8 feet
 - 17 to 32 square feet = 12 feet
- ~~iv.iii.~~ Location. Signs shall not be permitted upon, projected over, or supported in whole or in part, by or painted onto, any portion of a building; or situated on or attached in any manner to a wall or fence.
- ~~v.iv.~~ Grouping. Not more than two temporary real estate directional signs may be permitted on a lot or parcel, each relating to a different development. Each sign shall have an area of 32 square feet or less, and shall be grouped so as to present a unified appearance (i.e., uniform height and configuration). No signs shall be less than five feet apart. No sign in such group shall be located within 300 feet of any other off-premise sign that is not part of the group, said distance to be measured in the manner specified in Section 6207(b)5.
- ~~vi.v.~~ Number of Signs. The maximum number of signs shall be limited to 4 for each development.
- ~~vii.vi.~~ Distance from Development. Signs shall not be located more than three air miles from the advertised development within the Coastal Zone and 5 miles in all other unincorporated areas. Signs located within the Coastal Zone may only advertise developments within the Coastal Zone.
- ~~viii.vii.~~ Construction. Double-faced signs shall be so constructed that the area and perimeter of both faces coincide and are back to back in parallel planes at a distance not to exceed 24 inches apart.
- ~~ix.viii.~~ Sign Copy. Copy shall be limited to name of the development and the developer; size, type, address, telephone number and price range of properties being offered and directional information.
- ~~x.ix.~~ Lighting. Signs shall not be illuminated.
- ~~xi.x.~~ Appearance and Maintenance. Signs shall be maintained as required to assure a well-kept appearance free from graffiti and cracking or peeling paint. The back of single faced signs visible from adjacent property or a

public road shall be solid painted or stained in subdued colors or shall be screened from view.

~~xii.xi.~~ Movement. No sign shall move or rotate, nor display any moving and/or rotating parts. Wind propellers and other noise creating devices shall not be permitted.

~~xii.~~ Time Limit. Temporary Real Estate Directional Signs are allowed for a period not to exceed 2 years.

~~xiii.~~ Refundable Fee. ~~Prior to the approval of any Administrative Permit, the applicant shall deposit with the County a refundable fee. The amount of such fee shall be specified in the Fee Schedule, adopted pursuant to Section 7602a. Only one fee shall be deposited per applicant, which will serve to ensure compliance with the provisions of Section 6207. The Director is authorized to draw on this deposit to pay for any County expenses incurred in the enforcement of this Section. The applicant shall replenish the deposit to the required amount within 30 days written notice by the County. Failure to replenish the deposit will be deemed cause to cease processing and/or declare all sign permits of the applicant invalid.~~

~~Upon receipt of written verification by the sign company/applicant that they no longer will do business with the County and have removed all of their signs from the unincorporated area, the full amount of the deposit shall be refunded less any costs incurred related to processing enforcement.~~

2. Community Identification Signs. Community Identification Signs are permitted to identify a community, its civic, fraternal, and religious organizations, and its community slogan or motto, if the following requirements are met:

- i. Number and Location. Not more than one sign may be located along any principal approach route to a community.
- ii. Area and Height. Each sign may be single-faced or double-faced with no face to exceed an area of 100 square feet. No sign shall exceed a height of 20 feet.
- iii. The applicable community or sponsor group shall review the location to ensure that it is placed at the entrance of the community.
- iv. Site Plan. Obtain any required Site Plan or waiver of Site Plan.

No commercial advertising messages, including business or corporate names, shall be allowed on Community Identification Signs.

3. Directional Signs. Upon issuance of an Encroachment Permit, signs may be authorized in public rights of way for traffic safety purposes to identify and provide directional information to facilities generating large numbers of vehicles or destinations for emergency vehicles in accordance with Board of Supervisors Policy J-5 and Section 4-04.13 of the CalTrans Traffic Manual

4. Temporary Open House Directional Signs. Temporary Open House Directional Signs are off-premise signs providing directions to an existing individual dwelling that is offered for resale. Such signs are permitted if the following conditions are met:

- i. Display shall be limited to daylight hours, after which time the signs shall be removed.
 - ii. Placement shall be only on private property, not in public road rights-of-way, and shall be subject to the property owner's permission.
 - iii. Signs shall be limited to no larger than four square feet in area.
 - iv. No more than one such sign shall be placed on any parcel, except for corner lots which may have one such sign on each street frontage.
 - v. Sign copy shall state "Open House" and, in addition shall be limited to the name and phone number of the person and/or agency offering the property for sale, the address of or direction to the property, and a directional arrow.
 - vi. Signs must be related to an individual dwelling that is offered for resale only.
5. Commercial or Industrial Center Identification Signs. Upon issuance of an Administrative Permit, freestanding or monument signs may be authorized to identify a multi-tenant commercial or industrial center, and/or its tenants which are on more than one contiguous lot or parcel. If the sign is proposed in an area having zoning that requires Site Plan review of such signs, then no Administrative Permit is required. The following requirements shall be met:
- i. Location. Commercial or Industrial Center Identification Signs may be located within the boundaries of a commercial or industrial center that can visually and functionally be identified as a unified development.
 - ii. Number, Area, Height and other standards. Commercial or Industrial Center Identification Signs may be substituted for on-premise signs normally permitted by Section 6263, provided they comply with the sign standards that would apply to such on-premise signs.
 - iii. Site Plan. Obtain any required Site Plan, or waiver of Site Plan.

Section 38. Section 6708.d and e, PERMITTED FENCES, WALLS, GATES AND ENTRY STRUCTURES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

(a. through c.: no change)

- d. Gates and Gate Entry Structures on Individual Lots or Building Sites. Gates, not exceeding 12 feet in height, and gate entry structures on individual lots or building sites are permitted. Gate entry structures on individual lots or building sites shall meet the criteria shown below. An exception to these criteria may be granted in accordance with Section 6708h.
 1. Main Building Area. Permitted up to the maximum height applicable to the main building.
 2. Front, Rear, Interior or Exterior Side Yard. Permitted, provided no higher than 12 feet and located a minimum of 10 feet from the nearest edge of any public road

right-of-way or private road easement which intersects the access to the gate entry structure. Support elements designed as entry structures on either side of a fence opening that provides vehicular access may extend a horizontal distance of not more than 15 feet on both sides of the opening and may not exceed 12 feet in height for more than a distance of 6 feet on either side of the opening. Such entry structures may incorporate a gate house not exceeding 12 feet in height, but may not bridge the entryway unless an exception is granted in accordance with Section 6708h.

3. For Fire Protection Access, gate entry structures shall provide a minimum vertical clearance of 14 feet for vehicles. (Note: The County Fire Code and Local Fire District Ordinances regulate entry gates or other obstructions across fire access roadways and driveways. Gate entry structures fall under the County Fire Code and must be reviewed by the appropriate Fire Agency.)
- e. Gates and Gate Entry Structures Across Private Road Easements. Gates not exceeding 12 feet in height, and gate entry structures across private road easements are permitted. Gate entry structures on private road easements shall meet the criteria shown below. An exception to these criteria may be granted in accordance with Section 6708h.
 1. Gate entry structures shall not exceed a height of 12 feet; and
 2. Gate entry structures shall be located at least 50 feet from any road right-of-way or road easement which intersects the gated access; and
 3. Gate entry structures shall not extend a horizontal distance of more than 15 feet on either side of the gate opening and may not exceed 12 feet in height for more than a distance of 6 feet on either side of the opening.
 4. For Fire Protection Access, gate entry structures shall provide a minimum vertical clearance of 14 feet for vehicles. (Note: The County Fire Code and Local Fire District Ordinances regulate entry gates or other obstructions across fire access roadways and driveways. Gate entry structures fall under the County Fire Code and must be reviewed by the appropriate Fire Agency.)

Section 39. Section 6814, EXCEPTIONS TO ENCLOSURE MATRIX, of the San Diego County Zoning Ordinance, is hereby amended to read as follows:

(a. through e.: no change)

- f. Open storage of boats and / or recreational vehicles may be permitted as an accessory use in connection with issuance of a major use permit for a Mini-warehouse.

Section 40. Section 6909, MINI -WAREHOUSES of the San Diego County Zoning Ordinance is hereby added to read as follows:

6909 MINI-WAREHOUSES.

All Mini-Warehouses shall comply with the following provisions:

- a. Commercial Uses Not Allowed. Incidental uses in a mini-warehouse may include the repair and maintenance of stored materials by the tenant but in no case may storage spaces in a mini-warehouse facility function as an independent retail, wholesale, business or service use.

- b. Size and Uses. Individual storage spaces within a mini-warehouse shall have a maximum gross floor area of 400 square feet and shall not be used for workshops, hobbyshops, manufacturing or similar uses and human occupancy of said spaces shall be limited to that required to transport, arrange, and maintain stored materials.
- c. Driveways. Driveways between mini-warehouse buildings on the same site shall have a minimum width of 24 feet to accommodate the temporary parking of vehicles during loading and unloading operations.
- d. Mini-Warehouses in Residential Areas. In areas where mini-warehouses are permitted upon issuance of a Major Use Permit under the residential use regulations, they may only be located on relatively flat parcels of land of not less than 1 acre and not greater than 5 acres where any portion of such parcels are on the periphery of residential areas impacted by noise levels from adjacent roads in excess of 60 CNEL.
- e. Enclosure Regulations. The Enclosure Regulations to the contrary notwithstanding, open storage of boats and/or recreational vehicles, may be permitted as an accessory use in connection with a major use permit for a mini-warehouse.

Section 41. Section 7357, EFFECT OF USE PERMIT ON OTHER USE OF THE PROPERTY of the San Diego County Zoning Ordinance is hereby amended to read as follows:

7357 EFFECT OF USE PERMIT ON OTHER USE OF THE PROPERTY

The granting of a use permit does not limit or preclude the establishment or operation of any uses on the remainder of the lot(s) or parcel(s) outside the boundaries of the use permit as delineated pursuant to Section 7354.b.2. For the portion of the parcel covered by the use permit, no use shall be allowed within the use permit boundary other than those specified in the use permit. No additional uses, by right or conditionally permitted, shall be allowed within the use permit area without modification of the permit. If, subsequent to the granting of a use permit, the use(s) authorized thereby become permitted uses through a zoning amendment, the holder of the use permit may request, and the Director may approve, termination of the use permit. Upon such termination, the terms and conditions of the use permit shall no longer be applicable to that property or to the use thereof.

Section 42. Section 7602.d1, FEES of the San Diego County Zoning Ordinance is hereby amended to read as follows:

(a. through c.: no change)

d. Waived. The application fee is waived for:

- 1. ~~Family Day Care Home for Children, Small Schools and Group Care uses with occupancy of not more than 14 persons.~~
Group Care uses with an occupancy of not more than 14 persons and Family Day Care Homes for Children.

(2. through 9.: no change)

(e. : no change)

Section 43. Section 8100, INTENT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

8100 INTENT

The Village 1 (V1) Zone is intended to encourage the retention and attraction of businesses compatible with a primarily retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. Property within the V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

Section 44. Section 8130, PARKING REGULATIONS of the San Diego County Zoning Ordinance is hereby amended to read as follows:

8130 PARKING REGULATIONS

(a. through c.: no change)

d. Location of Parking on a Building Site

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - b) As close to the building entrances as is practical without interfering with pedestrian traffic.
 - c) At ground level.
2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8130.d. 1 – 3 above.

(e. and f.: no change)

Section 45. Section 8200, INTENT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

8200 INTENT

The V2 Zone is intended to provide a buffer between the retail oriented V1 Zone and the heavier uses allowed in the V3 Zone. The V2 Zone allows all the uses permitted in the V1 Zone in addition to more intensive civic and automobile-service oriented uses. Unlike the V1 Zone, residential uses are permitted as co-principal uses subject to limitations. Property within the V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

Section 46. Section 8230, PARKING REGULATIONS of the San Diego County Zoning Ordinance is hereby amended to read as follows:

8230 PARKING REGULATIONS

(a. through c.: no change)

d. Location of Parking On A Building Site

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - b) As close to the building entrances as is practical without interfering with pedestrian traffic.
 - c) At ground level.
2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located ~~in the rear half of the lot~~ generally behind a building. This provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
4. Exceptions. A Use Permit, Variance Or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8230.d.1 – 3 above.

(e. and f.: no change)

Section 47. Section 8300, INTENT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

8300 INTENT

The Village 3 (V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support community businesses and provide basic goods and services that are needed by community residents. To this end, in addition to the uses allowed in the V1 and V2 Zones, the V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented V1 and V2 Zones are allowed in the V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses. Property within the V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

Section 48. Section 8330, PARKING REGULATIONS of the San Diego County Zoning Ordinance is hereby amended to read as follows:

8330 PARKING REGULATIONS

(a. through c.: no change)

d. Location of Parking On A Building Site

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - b) As close to the building entrance as is practical without interfering with pedestrian traffic.
 - c) At ground level.
2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.

POD 07-003

4. Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8330 d. 1 – 3.

(e. and f.: no change)

Section 49. Section 8400, INTENT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

8400 INTENT

The Village 4 (V4) Zone is intended to encourage the retention and attraction of businesses compatible with a predominantly retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. The V4 Zone is similar to the V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback. Property within the V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

Section 50. Section 8430, PARKING REGULATIONS of the San Diego County Zoning Ordinance is hereby amended to read as follows:

8430 PARKING REGULATIONS

(a. through c.: no change)

d. Location of Parking On A Building Site

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - b) As close to the building entrance as is practical without interfering with pedestrian traffic.
 - c) At ground level.
2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.

POD 07-003

4. Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8430 d. 1 – 3.

(e. and f.: no change)

Section 51. Section 8500, INTENT of the San Diego County Zoning Ordinance is hereby amended to read as follows:

8500 INTENT

The Village 5 (V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the V5 Zone. Property within the V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

Section 52. Section 8530, PARKING REGULATIONS of the San Diego County Zoning Ordinance is hereby amended to read as follows:

8530 PARKING REGULATIONS

(a. through c.: no change)

d. Location of Parking on a Building Site

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
 - a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
 - b) As close to the building entrances as is practical without interfering with pedestrian traffic.
 - c) At ground level.
2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8530.c above that does not have a building on the same legal parcel.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8530.c above that does not have a building on the same legal parcel.

POD 07-003

4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8530.d. 1 – 3 above.

(e. and f.: no change)

Section 53. Effective Date. This Ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the Daily Commerce, a newspaper of general circulation published in the County of San Diego.